

9-103-504

MEMORANDUM

GOVDOC

BRA

4437

TO: BOSTON REDEVELOPMENT AUTHORITY AND
STEPHEN COYLE, DIRECTOR

FROM: RICARDO A. MILLETT, ASSISTANT DIRECTOR
FOR NEIGHBORHOOD AND HOUSING DEVELOPMENT AND
ANTONIO J. TORRES, SENIOR PLANNER *MT*

DATE: DECEMBER 21, 1987

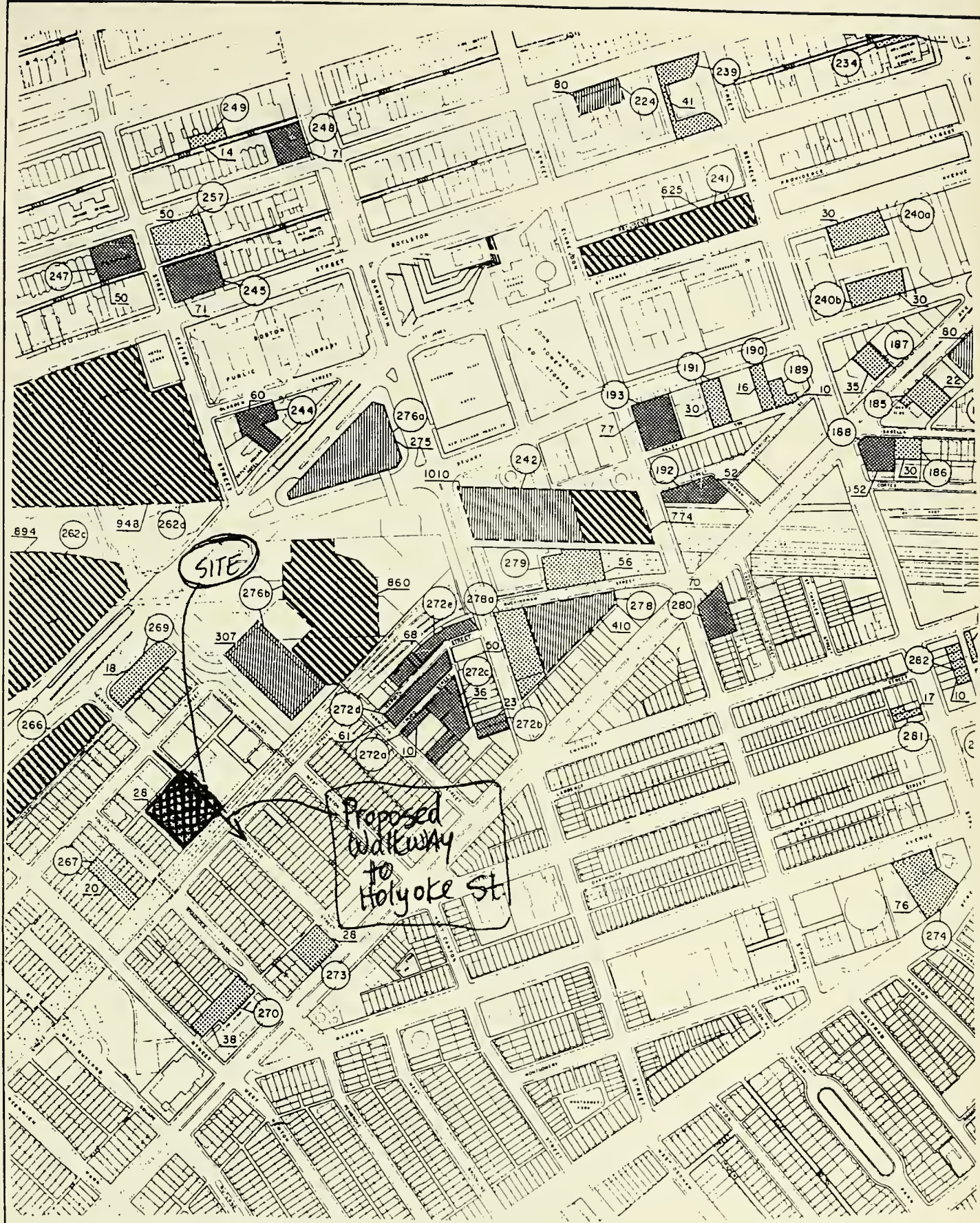
SUBJECT: 32 GARRISON STREET - PROJECT NOTIFICATION FORM

Renaissance Properties, developer, has submitted a Project Notification Form (PNF) to the BRA for their 32 Garrison Street Project. The parcel contains approximately 29,328 square feet. The project is located within the Saint Botolph Area Architectural Conservation District. The property abuts the Southwest Corridor to the south, an under construction condominium development (30 Garrison Street) to the east, the BHA elderly development (70 St. Botolph) to the north, and residential uses to the west. The developer proposes to build 74 condominium units (14 one-BR, 48 two-BR and 12 three-BR). A below grade parking garage will provide 76 parking spaces. The building, as proposed, is 53.4 feet (five stories) above mean grade level and the floor area ratio is 2.95. The project is subject to the Downtown Interim Planning Overlay District (IPOD) and to Article 31 "Development Review Requirements" of the Boston Zoning Code.

Attached for your information and evaluation, is the Project Notification Form for the 32 Garrison Street Project.







HOWARD/STEIN-HUDSON
ASSOCIATES, INC.

312 Savin Hill Avenue,
Dorchester, Massachusetts 02125
(617) 288-4995

Figure 1

SITE LOCATION



-- BOSTON REDEVELOPMENT AUTHORITY
DOWNTOWN ZONING INTERIM PLANNING OVERLAY DISTRICT
PROJECT NOTIFICATION FORM

I. Summary

A. Project Identification

1. Project Name: 32 Garrison Street
2. Address Location: #32, at the southernmost end
of Garrison Street, Boston,
Massachusetts
3. Property Owner: 32 Garrison Street Realty
Trust
4. Developer: Renaissance Properties
321 Columbus Avenue
Boston, MA 02116
(617)536-2700
5. Developer's
Representative:
6. Architect: Notter, Finegold & Alexander
77 North Washington Street
Boston, MA 02114
(617)227-9272
7. Legal Counsel: Choate, Hall & Stewart
53 State Street
Boston, MA 02109
(617)227-5020
8. Estimated Commencement: March, 1988
Estimated Completion: June, 1989
9. Approximate Cost: \$18,800,000
10. Status of Project
Design: Working Drawings
11. Is this project subject
to Boston Zoning Code,
Article 31? YES

B. Narrative Project Description:

The proposed site is a 29,328 square foot lot, with dimensions of approximately 179 by 165 feet. The MBTA Southwest corridor structure abuts the southern side of the site, and a condominium development (30 Garrison Street) is presently under construction immediately adjacent to the east property line. Across the alley on the north side is the back of 70 St. Botolph St., housing for the elderly.

Currently on the site is a two story warehouse structure (see accompanying photos). The developer has received approval for the demolition of this warehouse from the Boston Landmarks Commission. A development of condominium housing is proposed.

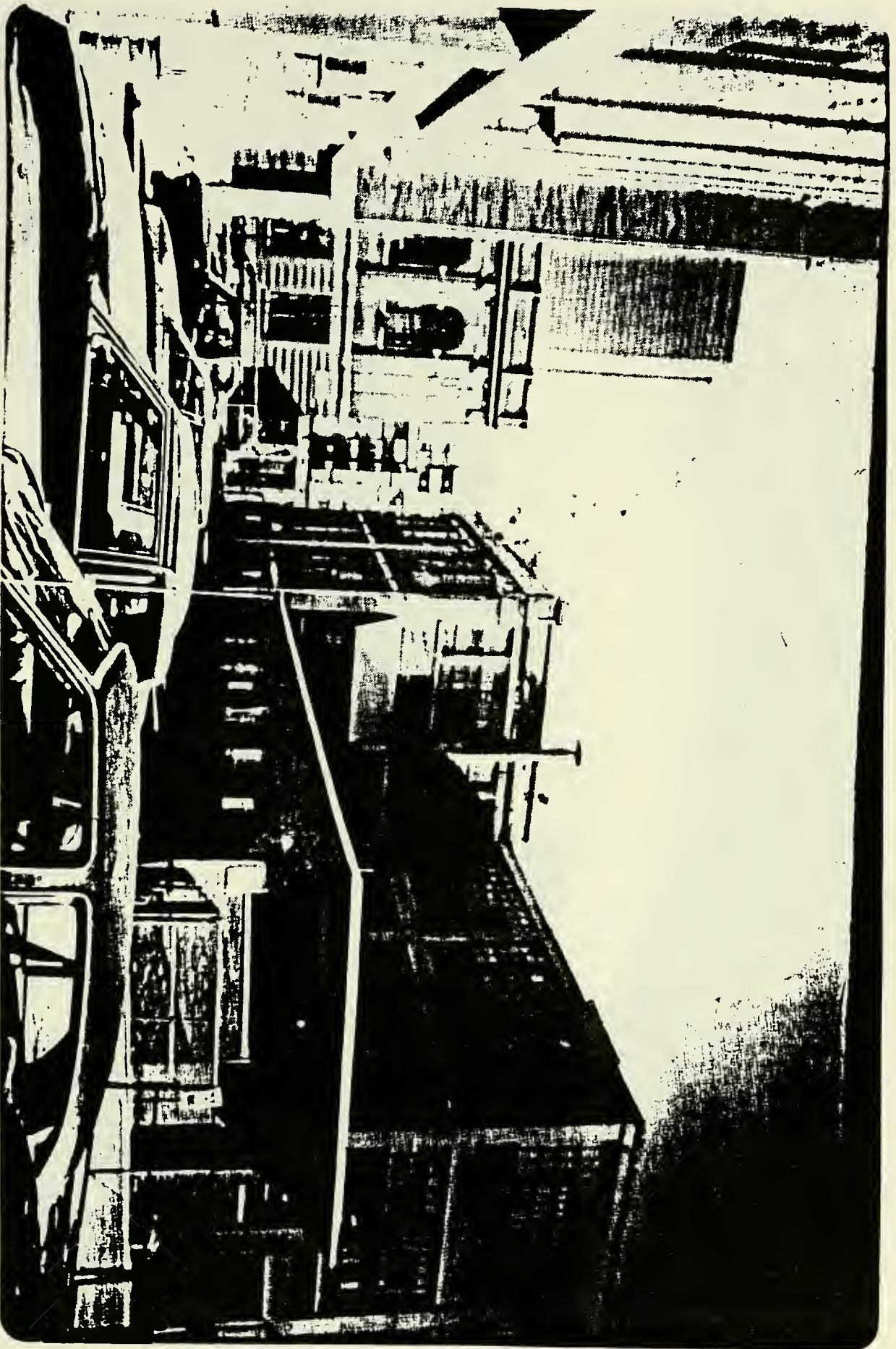
We have designed a total of 74 units, which will primarily skewed to larger units of 2 and 3 bedrooms. The configuration breakdown is as follows:

14	1 bedroom (19%)
48	2 bedroom (65%)
12	3 bedroom (16%)

A below grade garage of 76 spaces will also be constructed. Gross square footage in this development will be 86,494 square feet exclusive of garage. The total square footage, including garage, will be 113,394 gross square feet.

The design scheme reflects a five story brick structure of a traditional rowhouse design, built to surround a period Victorian landscaped courtyard. The development will make use of bows, bays, and lintels which reflect similar architectural features commonly found in this Back Bay neighborhood. The development plan incorporates a pedestrian passageway which extends from Garrison Street in the Back Bay through to the MBTA cover which borders the entrance to the South End.

Extensive consultation with both the BRA and the developers/architects of the contiguous parcel at #30 Garrison Street have resulted in a cohesive landscaping and exterior design scheme between the two parcels.

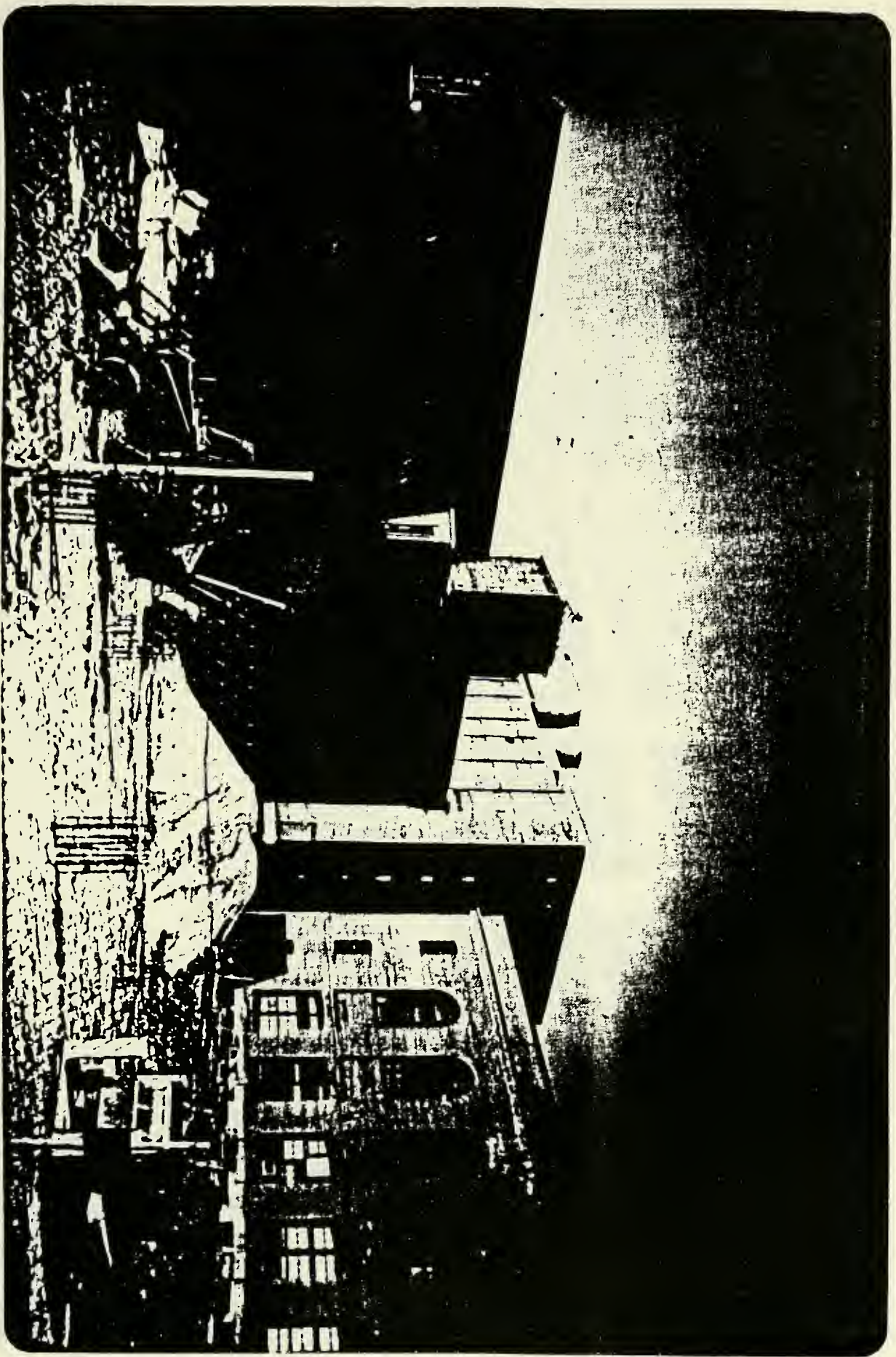


Existing lot



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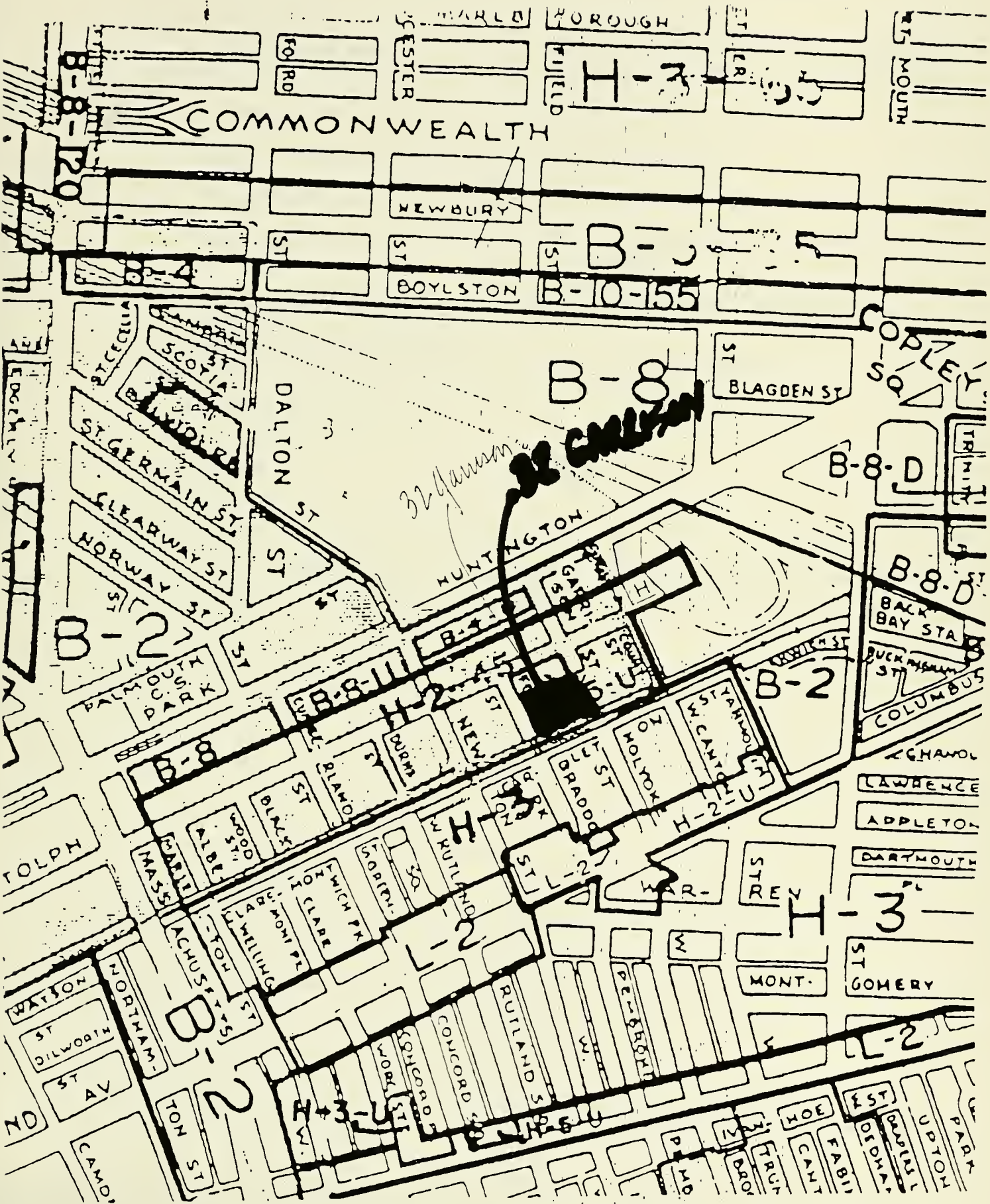
<http://www.archive.org/details/32garrisonstreet00rena>



Existing lot

Existing lot





B. Dimensions

Building Height:	53.4 feet above mean grade level
Number of Stories:	5
Square Footage of Lot:	29,328 sq. ft.
Rear Yard:	4 feet on tower
Loading Bays:	No off-street loading provided
Parking Facilities:	76-78 below grade spaces
Building Gross Square Footage:	86,494 sq. ft.
Building Net Square Footage:	76,024 sq. ft.
F.A.R:	2.95

C. Uses

74 Condominiums are proposed for strictly residential use.

C. List Federal or State agencies from which permits or other actions have been or will be sought:

DEQE DIVISION OF WATER POLLUTION CONTROL

PERMIT FOR SEWER CONNECTION

BOARD OF FIRE PROTECTION

REMOVAL PERMITS FOR UNDERGROUND STORAGE TANK

EPA

NPDES PERMIT (IF STILL REQUIRED)

D. List any zoning relief required for this project (including any zoning variance, exception, conditional use permit, interim planning permit, zoning map or text change, or Development Impact Project Agreement).

10.

Section 15-1	Floor area is excessive.
Section 16-1	Height of building is excessive.
Section 16-8	Restricted roof structure district.
Section 17-1	Usable open space is insufficient.
Section 18-1	Front yard is insufficient.
Section 19-1	Side yard is insufficient.
Section 20-4	Rear yard is insufficient.
Section 21-1	Set back of parapet is insufficient.
Article 27D,	Interim Planning Overlay District.
Section 27D-7	
Section 23-9	Size of spaces and maneuverability.
Section 20-3	Projections in rear yard.

E. List any governmental agencies or programs from which financial assistance for this project is being sought:

None.

II. Project Description

A. Attach map showing location of project; survey if available; site plan and architectural rendering if available.

III. Assessment of Development Review Components

(Note anticipated direct and indirect environmental impacts if any, for each review component. If significant adverse impact is considered likely to result, please explain. Positive impact may also be noted.)

A. Transportation Components

1. Traffic Management

No significant increase in downtown travel volumes or adverse effect on intersection capacities or pedestrian circulation is anticipated. A complete transportation access plan is on file with the Department of Transportation and the BRA.

2. Parking management

No parking spaces will be sold to individual owners.

3. Construction Management

Methods will be utilized to minimize effects on the surrounding area from truck movements, deliveries, and construction employee parking. As the site is at the end of a dead end street, we anticipate that disruption to the neighborhood will be minimal.

B. Environmental Protection Component

1. Wind

We not feel that this five story development will affect current wind conditions in the project area. Primarily, this is due to the limited overall height of the structures, and the extensive open space provided by the interior courtyard, proposed setbacks, and proximity to the open space pertaining to the Southwest Corridor.

2. Shadow

No significant new shadows will be created by this development. Shadows cast by the building generally fall on the alley to the rear of the Follen Street residences and on public Alley #454, not on public open space.

3. Daylight

The new five story building will have little additional effect on the extent of daylight in the project area.

4. Solar Glare

Materials used in the construction of 32 Garrison Street will be similar to those used in surrounding buildings, i.e. brick and stone. Therefore, there will be negligible solar glare effect.

5. Air Quality

Short-term air quality impacts from fugitive dust may occur during construction. Methods such as wetting down will be used to minimize fugitive dust. There are no long-term air quality related impacts from this residential development.

6. Water Quality

Development of property is not expected to result in significantly increased runoff to that generated by the existing warehouse, which we propose to demolish.

7. Flood Hazard Zones/Wetlands

The project area is not located in a flood hazard zone or wetland.

8. Groundwater

The depth of the water table is reflected by data we obtained by performing borings on the site. It was observed to be approximately at El. +8(BCB).

9. Geotechnical Impact, including Subsoil Conditions:

The approximate existing ground surface is at an elevation of +16 feet (BCB). Subsurface soil conditions are fill to a depth of -2 to -3 feet, at which point borings have revealed organic silt to a depth of -20 feet. Peat, sand and, finally, silty clay follow to a depth of at least -30 feet. Borings revealed 10-11 feet of glacial fill at approximately El. -111. Bedrock was cored from approximate depths of 135-144 feet. All dimensions will be verified during design of the excavation support system and/or during construction.

10. Solid and Hazardous Wastes

The solid waste generated by this project will be handled through a contract disposal service.

11. Noise

Noise will be generated during the construction phase. Steps will be taken to minimize anticipated construction-related noise. Long-term noise effects at the site are expected to be minimal.

12. Construction Impact, Proposed Safety Features, and Construction methodology

As the design progresses, construction methods will be identified.

13. Rodent Control

A rodent control program will be implemented during the construction phases of this project.

C. Urban Design Component

1. Architectural Compatibility

In keeping with the historic character of the St. Botolph Street neighborhood, the proposed building will be designed in scale with, and with reference to, surrounding structures. In particular, materials similar to those found on existing facades will be the primary component of the structure. Traditional Victorian detailing (bays, bows and lintels) appropriate to this neighborhood will be used.

2. Relationship to Subdistrict Urban Design Features

We have worked closely with, and continue to work closely with, the St. Botolph Area Architectural District Commission to ensure that appropriate landmark guidelines are met.

3. Quality of Pedestrian Environment

A pedestrian passage incorporated into the building structure will act as a new connection between the South End and the Back Bay at Garrison Street.

4. Consistency with Established Design Guidelines

The architects have met several times with BRA staff, with the Boston Landmarks Commission, and with appropriate neighborhood groups to discuss and review project plans. So far, the input from the BRA staff has been useful and positive. The project staff will continue to work with the BRA and other city agencies as the design process advances.

D. Housing Preservation Component

1. Relationship of Project to Creation of Affordable Dwelling Units

The proposed project will result in the creation of 74 new dwelling units at 32 Garrison Street. The project will be linked to the creation of affordable units to be constructed by the developer along the Washington Street Corridor, which will be in full compliance with the suggested 20% off site affordability requirement.

2. Payments in Lieu to Neighborhood Housing Trust

None

E. Historic Resources Component

1. Impact on Objects, Structures, Buildings, Sites, or Districts of Historic, Architectural, Archeological or Cultural Distinction.

The project is located within the St. Botolph Area Architectural District, as well as the Interim Planning Overlay District.

Brick and stone will be the primary facade treatment. Window treatments will be consistent with those specified by Landmark guidelines. Traditional raised 1/2 level stoops will echo the rhythm of those Victorian structures lining the adjacent St. Botolph Street. Cast iron fencing, balconies and a period fountain will accent the square. The building will be anchored at two corners by appropriate turrets, similar to those which are found extensively throughout the neighborhood.

2. Landmark Status of Property (Boston Landmark, State Register of Historic Places, National Register of Historic Places)

All construction will be new.

F. Infrastructure Systems Component

1. Anticipated water consumption, if known.

Unknown

2. Anticipated electricity consumption, if known.

Unknown

3. Anticipated sewage generation, if known.

Unknown

4. Anticipated energy requirements, if known.

Unknown

Coordination with Other Governmental Agencies

Note anticipated jurisdiction of the following:

A. Boston Landmarks Commission Review

Review with the staff of this Commission has been underway for several months.

B. Architectural Access Board Requirements

Barrier free access to this project will be designed to comply with the requirements of the AAB.

C. Other

N/A

V. Proponent's Certification

This form will be circulated to all agencies and persons as required by Boston Zoning Code, Article 31, Section 31-5 (1).

12/10/87
Date

Elizabeth H. McLoughlin
Elizabeth H. McLoughlin

Renaissance Properties
321 Columbus Avenue
Boston, MA 02116
(617)536-2700

